

WARRANTY DEED
Statutory Short FormNO TRANSFER
TAX PAID

37-237

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We, Arthur P. Muzeroll and M. Bernadette Muzeroll of 155 Kennedy Memorial Drive, Waterville, Kennebec County, State of Maine, for consideration paid, grant to The Arthur P. Muzeroll and Marie B. Muzeroll Trust dated October 16, 1991, for the benefit of Arthur P. Muzeroll et al, Arthur P. Muzeroll and M. Bernadette Muzeroll of 155 Kennedy Memorial Drive, Waterville, Maine 04901, being the Trustors and initial Trustees, with Warranty Covenants:

Parcel A:

Our homestead land, buildings, and contents, identified as 155 Kennedy Memorial Drive, Waterville, Maine, bounded and described as follows; to wit:

A certain lot or parcel of land situate in said Waterville and being lots numbered two hundred twenty-eight (228), and the easterly half of lot numbered two hundred twenty-nine (229) according to a plan of lots at Cool Street Heights Annex belonging to A. F. Hutchinson Land Co. Inc., said plan being made by Ernest W. Branch, Civil Engineer, dated July 5, 1923, and recorded in the Kennebec County Registry of Deeds in the Portfolio. This conveyance is made subject to the following restrictions: No huts or shanties to be built or placed on said lots. Said A. F. Hutchinson Land Co. Inc. does not hold itself liable for the enforcement of these restrictions. Being the same conveyed to Leo E. DeRaps and Martha L. DeRaps by said A. F. Hutchinson Land Co. Inc. by its warranty deed of April 21, 1941, recorded in the Kennebec County Registry of Deeds at Book 784 Page 150.

Also another lot or parcel of land in said Waterville and being lot numbered two hundred twenty-seven (227) according to said plan of Cool Street Heights Annex above mentioned. This conveyance is being made subject to the following restrictions: No huts or shanties to be built or moved onto said lot. Said A. F. Hutchinson Land Co. Inc. does not hold itself liable for the enforcement of these restrictions. Being the same conveyed to Leo E. DeRaps and Martha L. DeRaps by A. F. Hutchinson Land Co. Inc. by its warranty deed of October 6, 1945, recorded in said Registry at Book 828 Page 422.

Also another certain lot or parcel of land in said Waterville being lots numbered two hundred sixty-three (263), two hundred sixty-four (264), and two hundred sixty-five (265) according to a plan of lots known as Cool Street Heights Annex above mentioned, said lots being on Merryfield Avenue and each lot measuring thirty (30) feet on Merryfield Avenue and having a depth of one hundred (100) feet and containing three thousand (3000) square feet, more or less, according to said plan. This conveyance is made subject to the following restrictions: No huts or shanties or undesirable buildings to be built or placed on said lots. Said A. F. Hutchinson Land Co. Inc. does not hold itself liable for the enforcement of these restrictions. Being the same conveyed to me, Martha L. DeRaps, by A. F. Hutchinson Land Co. Inc. by its warranty deed of September 10, 1947, and recorded in the Kennebec Registry of Deeds at Book 868 Page 144.

Being the same premises described in a deed from Leo E. DeRaps and Martha L. DeRaps to Arthur P. Muzeroll Jr. and Bernadette M. Muzeroll dated August 30, 1951, and recorded in the Kennebec County Registry of Deeds Book 910 Page 124.

Parcel B:

Our cottage land, buildings, and contents, located on the east shore of Messalonskee Lake (Snow Pond), Oakland, Maine, bounded and described as follows; to wit:

- A certain lot or parcel of land situate in Oakland in the County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin at the northwesterly corner of a lot of land recently sold to one Buker; thence in an easterly direction along line of land of said Buker one hundred (100) feet to an iron pin; thence in a northerly direction one hundred (100) feet to an iron pin; thence in a westerly direction eighty (80) feet to an iron pin; thence in a southerly direction along the shore of Snow Pond, so-called, one hundred (100) feet to the point of beginning. It being a part of the premises conveyed by Andrew D. Libby to Harold D. Libby dated July 21, 1927, and recorded in the Kennebec County Registry of Deeds in Book 645 Page 164. The said Harold D. Libby having died intestate and left Bertha E. Libby, Virgil Libby, and John G. Libby as the only heirs at law.

Together with a right of way for the purpose of traveling to and from the above described premises as established across the premises of the grantees hereof.

Being the same premises conveyed in a deed from Bertha E. Libby, Virgil Libby, and John G. Libby to Arthur P. Muzeroll, Jr. and Bernadette M. Muzeroll dated June 18, 1953, and recorded in the Kennebec County Registry of Deeds Book 938 Page 292.

- Another certain lot or parcel of land situate in Oakland in the County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at a pin at the northwesterly corner of a lot of land recently sold to Arthur P. Muzeroll, Jr. and Bernadette M. Muzeroll; thence in an easterly direction along the northerly line of land of said Muzeroll eighty (80) feet, more or less, to a pin; thence in a northerly direction one hundred (100) feet, more or less, to a pin; thence in a westerly direction sixty (60) feet, more or less, to a pin; thence in a southerly direction along the shore of Snow Pond, so-called, one hundred (100) feet, more or less, to the point of beginning. It being a part of the premises conveyed by Andrew D. Libby to Harold D. Libby dated July 21, 1927, and recorded in the Kennebec County Registry of Deeds in Book 645 Page 164. The said Harold D. Libby having died intestate and left Bertha E. Libby, Virgil Libby, and John G. Libby as the only heirs at law.

Together with a right of way for the purpose of traveling to and from the above described premises as established across the premises of the grantors hereof.

Being the same premises conveyed in a deed from Bertha E. Libby, Virgil Libby, and John G. Libby to Arthur P. Muzeroll Jr. and Bernadette M. Muzeroll dated July 2, 1953, and recorded in the Kennebec County Registry of Deeds Book 938 Page 379.

- Another certain lot or parcel of land situate in Oakland, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

Beginning at a pin located on the southerly side of a camp road thirty (30) feet from a pin marking the southwesterly corner of lot of land now owned by said Muzeroll; thence in a southeasterly direction forty-seven (47) feet to a pin; thence in a northeasterly direction along a new camp road two hundred ten (210) feet to a pin; thence in a northwesterly direction one hundred twenty (120) feet to a pin located thirty (30) feet from the southeasterly corner of said lot now owned by said Muzeroll; thence in a southwesterly direction along the southerly side of said camp road two hundred (200) feet to the point of beginning.

Together with a right of way over the new camp road in common with other camp owners.

It being a part of the premises conveyed by deed of Andrew D. Libby to Harold D. Libby dated July 21, 1927, and recorded in the Kennebec County Registry of Deeds Book 645 Page 164. Harold D. Libby died intestate and left Bertha E. Libby, Virgil Libby, and John G. Libby as the only heirs at law.

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The above described premises are subject to the following restrictions, which said restrictions shall run with the land: said premises shall not be used for the raising, or sheltering, of any animals, chickens, etc., except household pets consisting of cats or dogs, but not a kennel; there shall be no trailers or other structure permitted upon said premises except camps or permanent residential house and the premises shall not be used at any time for commercial purposes.

Being the same premises conveyed in a deed from Bertha E. Libby, Virgil Libby, and John G. Libby to Arthur Muzeroll and Bernadette Muzeroll dated October 26, 1962, and recorded in the Kennebec County Registry of Deeds Book 1271 Page 149.

WITNESS our hands and seals this 12th day of November, 1991.

Signed, Sealed and Delivered
in the presence of:

Kathie A. Sawtelle Arthur P. Muzeroll
Arthur P. Muzeroll
Kathie A. Sawtelle M. Bernadette Muzeroll
M. Bernadette Muzeroll

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: November 12, 1991

Then personally appeared the above named Arthur P. Muzeroll and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kathie A. Sawtelle
Notary Public



Kathie A. Sawtelle
Notary Public
My Commission Expires 8-21-94

RECEIVED KENNEBEC SS.

1991 NOV 26 AM 9:00

ATTEST: Louise R. Moore
REGISTER OF DEEDS